



PLANNING COMMISSION

Meeting of May 26, 2016

City Hall Municipal Council Chambers * 290 North 100 West * Logan, UT 84321 * www.loganutah.org

AGENDA

4:30 p.m. Bus Tour of Agenda Sites The Planning Commission will travel in a city bus to drive by each of the agenda sites for which hearings are scheduled. No decisions are made during the tour. The bus leaves from City Hall and the public is invited.

5:30 p.m.

I. WELCOME

II. **APPROVAL OF MINUTES** from the meeting of May 12, 2016

III. **PUBLIC HEARING** *The following items are scheduled for a public hearing before the Commission. The order of the meeting is for the Chair to read the agenda item. Staff will summarize its report to the Commission. The proponent of the project can make a presentation. Public comment is encouraged. The Commission will close the public hearing and deliberate prior to making a decision.*

PC 16-022 Nelson Farms Rezone [Zone Change] Allen Bingham/Wesley Nelson Farms Inc., authorized agent/owner, request a rezone of the west side of Heritage Drive from Resource Conservation (RC) to Mixed Residential Medium (MR-20). The frontage along Hwy 89/91 would remain Resource Conservation. The property is located at 2362 S. Hwy 89/91; TIN 03-007-0019.

PC 16-023 Rose Hill Rezone [Zone Change] Troy Kartchner & Dan Larsen/RoseHill LLC, authorized agents/owner, request a zone change of 13.03 acres from Neighborhood Residential (NR-6) to Mixed Residential (MR-9) at 1400 West 1800 South; TIN 03-005-0051;-0047.

PC 16-024 Jones Park Ave Subdivision [Subdivision Permit] Tara Jones, authorized agent/owner, requests a 2-lot subdivision on .217 acres located at 509 Park Avenue in the Neighborhood Residential (NR-6) zone; TIN 02-068-0026.

PC 16-025 Burton Rezone [Zone Change] David Burton/MJ Enterprises Cache Valley, authorized agent/owner, request a zone change of .25 acres from Town Center (TC) to Mixed Residential Medium (MR-20) at 239 North 200 East; TIN 06-062-0036.

WORKSHOP ITEMS for June 9, 2016

IV. ADJOURNMENT

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The Logan City Planning Commission is a quasi-judicial body established for purposes of reviewing applications for development as required by the Land Development Code. The Planning Commission is charged to carry out the growth and development policies of the Municipal Council as expressed in the General Plan and to implement the programs of the plan. The Commission functions as the approval body for certain planning and zoning matters, and reviews and recommends on legislative matters related to planning and zoning, in conformance with Utah law.

As a quasi-judicial body, the decisions made by this body pertain only to matters proposed on the published agenda, upon consideration of facts, reports and testimony provided in evidence of a project. The Commission must rely on substantial evidence in determining whether a project complies with the law. Emotional pleas or personal opinions are not substantive evidence.

Meetings are conducted at the discretion of the Commission, and we ask for your cooperation in maintaining the following:

- a) Consideration of items will occur as indicated on the printed agenda, although the Commission reserves the right to alter the order if the need arises.*
- b) Those speaking are asked to keep comments relevant to the matter being considered.*
- c) Outbursts, including cheers, jeers, and applause are not appropriate as they may discourage those with opposing views from speaking.*
- d) Items involving a large number of people wishing to make comments, a time limit may be imposed.*
- e) Once the public comment portion for a particular item has been closed, no additional public comments are allowed, unless requested by the Commission.*
- f) Anyone wishing to speak is asked to sign in at the podium.*
- g) All public comment and questions will be made into the microphone at the podium to allow for recording of the proceeding.*
- h) The meeting is managed by the Chair. All questions/comments will be directed to the Commission.*